



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

Site Plans and Subdivisions

RESULTS

8/3/2017

SITE PLANS, PRELIMINARY SUBDIVISION PLATS, ROAD CONSTRUCTION PLANS AND PHASING PLANS

A meeting of the City of Charleston Technical Review Committee was held at 9:00 a.m. on the above date in the Building Inspections Conference Room, 1st Floor, 2 George St. The following applications were reviewed:

1 1518 SAVANNAH HIGHWAY

SITE PLAN

Project Classification: SITE PLAN

Address: 1518 SAVANNAH HIGHWAY

Location: WEST ASHLEY

TMS#: 3490100026

Acres: 7.78

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: GB

☒ new BP approval tracking

City Project ID #: 170719-SavannahHwy-1

City Project ID Name: TRC_SP:1518SavannahHwyParkingLot

Submittal Review #: PRE-APP

Board Approval Required: DRB

Owner: HENDRICK AUTOMOTIVE GROUP

Applicant: EMH&T

Contact: GREG EMERY

704-353-9952

gemery@emht.com

Misc notes: Construction plans to demolish an existing building and convert the site to a parking lot.

RESULTS: Revise and resubmit to TRC; Construction Activity Application, CSWPPP, SDSM Checklist, SCDHEC NOI & Stormwater Technical Report required.

2 WESTWOOD PLAZA

SITE PLAN

Project Classification: SITE PLAN

Address: 1812 SAM RITTENBERG BOULEVARD

Location: WEST ASHLEY

TMS#: 3511000001

Acres: 17.15

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: GB

☒ new BP approval tracking

City Project ID #: 170306-Sam RittenbergBlvd-2

City Project ID Name: TRC_SP:WestwoodPlazaNewConstruction

Submittal Review #: 2ND REVIEW

Board Approval Required: DRB

Owner: KIMCO CHARLESTON 631, INC.

Applicant: BLUEWATER CIVIL DESIGN, LLC

Contact: LYNN SOLESBEE

864-735-5453

lynn@bluewatercivil.com

Misc notes: Construction plans for a new free-standing building and modifications to the existing in-line stores and associated improvements.

RESULTS: Revise and resubmit to TRC.

3 FAIRBANKS DRIVE

SUBDIVISION CONCEPT PLAN

Project Classification: MAJOR SUBDIVISION

Address: FAIRBANKS DRIVE

Location: DANIEL ISLAND

TMS#: 2710000010

Acres: 16.78

Lots (for subdiv): 90

Units (multi-fam./Concept Plans): 90

Zoning: DI-GO

☐ new BP approval tracking

City Project ID #: 170606-FairbanksDr-1

City Project ID Name: TRC_CP:FairbanksDriveDaniellIsland[Concept]

Submittal Review #: 2ND REVIEW

Board Approval Required: PC, BZA-SD

Owner: DANIEL ISLAND RIVERSIDE DEVELOPMENT, LLC

Applicant: LOWCOUNTRY LAND DEVELOPMENT CONSULTANTS

Contact: KEVIN COFFEY

843-266-3996

kevin@lowcountryldc.com

Misc notes: Subdivision concept plan for a 90 lot subdivision and associated improvements.

RESULTS: Comments provided. Revise and submit pdf's (in-house) to TRC as needed. After in-house approval submit 3 copies + cd to Zoning for use at the August PC meeting.

#4 CAINHOY PLANTATION, PHASE 1 (ROADS)

ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION

Address: CLEMENTS FERRY ROAD & SEVEN STICKS DRI

Location: CAINHOY

TMS#: 2620000008

Acres: 66.70

Lots (for subdiv): 70

Units (multi-fam./Concept Plans): 70

Zoning: PUD

Misc notes: Road construction plans for a 70 lot subdivision.

☐ new BP approval tracking

City Project ID #: 170425-Clements FerryRd-2

City Project ID Name: TRC_RC:CainhoySouth[Roads]

Submittal Review #: 3RD REVIEW

Board Approval Required: PC

Owner: CAINHOY LAND & TIMBER, LLC

Applicant: THOMAS & HUTTON ENGINEERING CO.

843-725-5269

Contact: EMILY SOTHERLUND

sotherlund.e@thomasandhutton.com

RESULTS: Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Engineering for stamping.

#5 GOVERNOR'S CAY, PHASE 5 (PLAT)

PRELIMINARY SUBDIVISION PLAT

Project Classification: MAJOR SUBDIVISION

Address: FORREST DRIVE

Location: CAINHOY

TMS#: 2710002150

Acres: 6.704

Lots (for subdiv): 13

Units (multi-fam./Concept Plans):

Zoning: DR-9

Misc notes: Preliminary subdivision plat for a 13 lot subdivision and associated improvements.

☐ new BP approval tracking

City Project ID #: 170719-ForrestDr-1

City Project ID Name: TRC_PP:GovernorsCayPhase5[Plat]

Submittal Review #: 1ST REVIEW

Board Approval Required: PC

Owner: CALATLANTIC GROUP, LLC

Applicant: STANTEC CONSULTING SERVICES, INC.

843-276-2285

Contact: JOSH LILLY

josh.lilly@stantec.com

RESULTS: Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 2 copies + cd of pdf to Zoning for stamping.

#6 GOVERNOR'S CAY, PHASE 5 (ROADS)

ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION

Address: FORREST DRIVE

Location: CAINHOY

TMS#: 2710002150

Acres: 6.704

Lots (for subdiv): 13

Units (multi-fam./Concept Plans):

Zoning: DR-9

Misc notes: Road construction plans for a 13 lot subdivision and associated improvements.

☐ new BP approval tracking

City Project ID #: 170719-ForrestDr-2

City Project ID Name: TRC_RC:GovernorsCayPhase5[Roads]

Submittal Review #: 1ST REVIEW

Board Approval Required: PC

Owner: CALATLANTIC GROUP, LLC

Applicant: STANTEC CONSULTING SERVICES, INC.

843-276-2285

Contact: JOSH LILLY

josh.lilly@stantec.com

RESULTS: Revise and resubmit to TRC.

#7 GOVERNOR'S CAY, PHASE 5 (MULTI-FAMILY)

SITE PLAN

Project Classification: SITE PLAN

Address: FORREST DRIVE

Location: CAINHOY

TMS#: 2710002150

Acres: 0.673

Lots (for subdiv):

Units (multi-fam./Concept Plans): 10

Zoning: DR-9

Misc notes: Construction plans for a 10 unit residential development and associated improvements.

☐ new BP approval tracking

City Project ID #: 170719-ForrestDr-3

City Project ID Name: TRC_SP:GovernorsCayPhase5[Multifamily]

Submittal Review #: 1ST REVIEW

Board Approval Required: PC

Owner: CALATLANTIC GROUP, LLC

Applicant: STANTEC CONSULTING SERVICES, INC.

843-276-2285

Contact: JOSH LILLY

josh.lilly@stantec.com

RESULTS: Revise and resubmit to TRC; SCDHEC NOI, CZC, JD, Digital Boundary required.

8 BISHOP GADSDEN CROQUET COURT

SITE PLAN

Project Classification: SITE PLAN

Address: 1 BISHOP GADSDEN WAY

Location: JAMES ISLAND

TMS#: 3370000088

Acres: 9.7

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: DR-4

☐ new BP approval tracking

City Project ID #: 170719-CampRd-1

City Project ID Name: TRC_SP:BishopGadsdenCroquetCourt

Submittal Review #: PRE-APP

Board Approval Required:

Owner: THE EPISCOPAL CHURCH HOME

Applicant: HUSSEY GAY BELL

843-849-7500

Contact: JASON GEORGIADES

jgeorgiades@husseygaybell.com

Misc notes: Construction plans for a new croquet court and pavillion and associated improvements.

RESULTS: Revise and resubmit to TRC; Construction Activity Application, CSWPPP, SCDHEC NOI, SDSN Checklist, CAA fee & Stormwater Technical Report.

Site plans and subdivisions are reviewed by the following: Dept of Planning, Preservation Sustainability, Zoning Division, GIS Division, Engineering Division, Engineering MS4, Dept of Parks, Dept of Traffic Transportation, Fire Dept and ADA/Legal Division. Individuals with questions concerning the above items should contact Tim Keane, TRC Chair and Director of the Department of Planning, Preservation and Sustainability at Innovation at (843) 724-3765. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 75 Calhoun Street, Charleston County School District Building, Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except weekends and holidays.